

# Ocean Beach and Bay Club

P.O. Box 245 – Lavallette, NJ 08735

Phone (732)-793-3798

January 12, 2018

Trustee Meeting of the Ocean Beach and Bay Club

Location: office

Present: Ken Levine, Mike Hanney, John Sorrentino, Lorraine Polakowski, Bobbie Mues, Ashley Swartz, Kate Baun, Monica Anton

Excused Absence: Sharon Andelora

Meeting was called to order at 8:00 p.m.

Bobbie Mues made a motion to accept the December 8, 2017 minutes and Ashley Swartz seconded the motion. The minutes of December 8, 2017 were approved by unanimous consent.

## Communications

Ken Levine reported one complaint from Kristine Kesselman, 121 Pelican Way, regarding roads that were not plowed during a recent snow storm.

## Financial

Report from Sharon Andelora:

Operating	\$260,400.05
Payroll	\$ 24,332.69
Debit	\$ 6,213.61
Reserve	\$ 20,071.82
Fundraising account	\$ 23.00 (TD Bank deducted a \$2.00 fee for paper copy. Sharon Andelora will contact bank to reinstate it.)
Total	\$311,041.17

Ashley Swartz made a motion to approve \$3559.00 to pay the Cutolo Law firm. John Sorrentino seconded the motion. Approved by unanimous consent.

Insurance: OB&BC presently uses Hughes Insurance run by Robert Hughes, a member of OBIII. Bob Thiemer, also a member, would like to bid on insurance policies. Ashley Swartz asked the Board whether it would be beneficial to explore other insurance companies. After a discussion, it was determined that we stay with our current provider.

## **Security**

John Sorrentino reported that security is reaching out to members whose pipes may be frozen due to the below freezing temperatures.

## **Rules**

Bobbie Mues led a discussion about Rule 3H, Rule 18C. Bobbie Mues reported that the final copy of the Rules document will be prepared to go out to membership. They will be published on our new website. Hard copies will be available for new members or members without computer access should they want a copy.

## **Membership**

Consider this a correction to the Bobbie Mues December Membership report: Bobbie Mues reported that Frank Ferrari of Atlantic Property Development owns 5 houses/lots, but is not a member. He is technically a member as he has paid dues, etc. However, he has never attended a membership meeting and has not been given the membership documents as per Bobbie Mues' knowledge. He will do so as soon as possible.

## **Roads**

Ken Levine reported that Engineering report will be reviewed tomorrow with the engineer, Steve Polakowski and Ken Levine. \$80,000 has been designated to fix 4 predetermined roads. Kate Baun questioned whether the work will be under warranty.

## **Clubhouse**

- There had been a leak in the Clubhouse but Jerry contained it for now.
- Bobbie Mues questioned the motorcycle that is parked in the Clubhouse. Ken Levine reported that the owner will remove it by March or April.

## **Website**

Monica Anton questioned our mission statement given post Sandy development. Monica Anton will tweak the the website welcome page.

## **Fundraising**

- Raffle license application along with \$100.00 application fee was mailed to the State of NJ on January 9, 2018.
- The committee would like money to go toward a new playground. The existing playground was installed in 1995.
- A Representative from Ben Schafer recreation surveyed the current equipment and found that some of the equipment is not within Code. I.e. swings are too close. Additionally, metal is rotten at the bottom of the exit and entrances to the yellow tube.



- Lorraine Polakowski contacted 3 companies. NVB Playgrounds, Picerno Giordano Construction, and Ben Schafer Recreation Inc.
- December 20, 2017 Lorraine and Steve Polakowski met with Greg Powell from Ben Schafer Recreation. Mr. Powell took measurements and met with us on January 8, 2018 and presented the proposal and estimate:

○ Coastal Powder Coat	\$ 4,556.69
○ Signs	\$ 1,138.00
○ All playground equipment	\$ 55,769.00
○ Sub total inc tax	\$ 69,187.57
○ Installation	\$ 19,995.00
○ Receive/ unload/ transport	\$ 750.00
○ Tax	\$ 2010.25
○ Removal/disposal existing	\$ 8495.00
○ Total	\$ 91,942.82

- Our display case is located in the office and we have some items for sale.

### **Grounds**

Bobbie Mues reported that since Toms River has completed their inspection and placed uninhabitable stickers on many houses, these problem properties are in our hands. Attached is a draft letter might serve as the next step in attempting to have these properties cleaned up. They are currently in violation of our documents and it's the Board's responsibility to act on these properties. Abandoned building letter will be sent out.

In addition to the above, Bobbie Mues has drafted and sent Board members an introduction to Alternate Dispute Resolution.

### **New Business**

Ken asked to move the addenda to new business. John Sorrentino made a motion to move the meeting to new business; Kate Baun seconded the motion; approved by unanimous consent.

### **Election of Officers:**

- President: John Sorrentino nominated Ken Levine for President for 2018; Ashley Swartz seconded the nomination. Ballot voting determined Ken Levine to be President.
- Vice President: John Sorrentino nominated Sharon Andelora; Mike Hanney seconded the nomination. Ken Levine nominated Monica Anton; Kate Baun seconded the nomination. Ballot voting determined Monica Anton to be Vice President for 2018.
- Treasurer: John Sorrentino nominated Ashley Swartz; Mike Hanney seconded the nomination. Ballot voting determined Ashley Schwartz to be treasurer for 2018.
- Secretary: Kate Baun nominated Lorraine Polakowski; Bobbie Mues seconded. Ken Levine nominated Sharon Andelora; Lorraine Polakowski seconded. Ballot voting determined Lorraine Polakowski to be secretary for 2018

## **ADR**

Monica Anton will chair the ADR committee and Bobbie Mues will serve on the committee. An email blast will be sent to request another member for this committee. Committee members must be impartial and fair.

## **General Welfare**

Ken Levine said that the treasurer is one of the most important Board positions. Ashley Swartz and Janice Palmeri will work together.

Bobbie Mues offered to be on the Grounds Committee beyond her position on this Board.

Kate Baun was asked by Ken Levine to sign off on building permits. Ashley Swartz made a motion to allow Chris Wetzel, former Board member, to mentor Kate Baun on reading blueprints. Kate Baun seconded the motion. Approved by unanimous consent.

Kate Baun made a motion to allow JR to join the Board. Ashley Swartz seconded the motion. Approved by unanimous consent.

## **Public**

Chris Wetzel said he doesn't think the Board should be afraid of the Membership. He thinks we should have internet voting.

Meeting was adjourned by Ken Levine at 11:00 p.m.

Submitted by,

Lorraine Polakowski, Secretary

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## **Resolution**

Be it resolved by the Board of Trustees of The Ocean Beach and Bay Club at a regular meeting held on January 12, 2018, at the Club's office do, in accordance with its Certificate of Incorporation and Article 4 of its By-Laws decree the following:

President: Ken Levine

Vice-President: Monica Anton

Treasurer: Ashley Swartz

Secretary: Lorraine Polakowski

I hereby certify the resolution by a majority vote.

I certify this a true and accurate statement of events.

Lorraine Polakowski

Secretary